

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57906
Petitioner: VILLAGER SQUARE BROOMFIELD, LLC, v. Respondent: BROOMFIELD COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R2167026+4

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$6,000,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

The Broomfield County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 20th day of December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57906

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2011 DEC 20 PM 1:26

STIPULATION (As To Tax Year 2011 Actual Value)

VILLAGER SQUARE BROOMFIELD, LLC,
 Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
 Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. A conference call with Petitioner and Respondent has resulted in the following agreement:

Subject properties are classified as Commercial Real property and are described as follows:

- R2167026 Greenway Plaza Shopping Center, Lot 2 6650 W 120th Avenue, Broomfield, Colorado
- R2617958 Greenway Plaza Shopping Center, Lot 5 6500 W 120th Avenue, Broomfield, Colorado
- R2167963 Greenway Plaza Shopping Center, Lot 10 6470 W 120th Avenue, Broomfield, Colorado
- R2167957 Greenway Plaza Shopping Center, Lot 4 6590 W 120th Avenue, Broomfield, Colorado
- R2167960 Greenway Plaza Shopping Center, Lot 7 12000 Greenway Drive, Broomfield, Colorado

A brief narrative as to why the reduction was made: Reconsideration of the Income Approach based on actual income and expense statements supplied by the agent resulted in a reduction of value.

The Parties have agreed that the 2011 actual value of the subject properties should be reduced as follows:

2011 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ACTUAL VALUE
R2167026	819,360	1,386,000	2,205,360
R2167958	1,103,100	1,530,900	2,634,000
R2167963	297,690	242,310	540,000
R2167957	204,120	795,880	1,000,000
R2167960	144,760	n/a	144,760
		Total	6,524,120

ADJUSTED 2011 ACTUAL VALUES

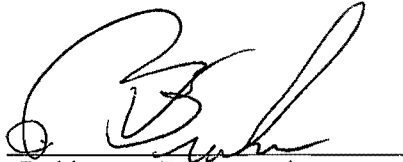
SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
R2167026	819,360	1,180,640	2,000,000
R2167958	1,103,100	1,212,140	2,315,240
R2167963	297,690	242,310	540,000
R2167957	204,120	795,880	1,000,000
R2167960	144,760	n/a	144,760
		Total	6,000,000

The valuations, as established above, shall be binding only with respect to the tax year 2011.

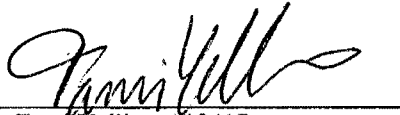
[Signature]
 12/14/11

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for January 5, 2012, at 8:30 a.m. be vacated.

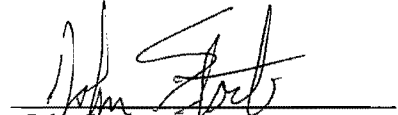
DATED this 14TH day of December 2011.



Petitioner or Representative
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Property Tax Services, LLC
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Tami Yellico, #19417
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Broomfield, CO 80020
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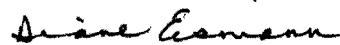


John Storb
Broomfield County Assessor
One DesCombes Drive
Broomfield, CO 80020
303-464-5813

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2011 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 14th day of December, 2011, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203
Fax: 303-866-4485



Diane Eismann

Schedule Nos. R2167026, R2167958, R2167963, R2167957, R2167960
BAA Docket No. 57906
Petitioner: Villager Square Broomfield, LLC